

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 10, 2006 PLANNING COMMISSION MEETING

P.A.S.:

Co Change of Zone #06022, Co. Special Permit #06028, Wendelin Estates 1st Preliminary Plat #06005

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL:

A Change of Zone from AG to AGR, a preliminary plat for 26 acreage residential units and a special permit for dwellings within 1320' of a public lake.

LOCATION:

S. W. 62nd Street and W. Sprague Road

WAIVER REQUESTS: Block length along the parameter of the plat and along Glenrose Ridge, Leealan Lane, and SW 66th Street.

LAND AREA: 153.69 acres, more or less.

CONCLUSION: This is not in conformance with the 2025 Comprehensive Plan, a change of zone is not substantiated and this request should be denied.

RECOMMENDATION:

Denial of the Change of Zone
Denial of the Preliminary Plat
Denial of the Special Permit

WAIVER REQUESTS

- block length

Denial

GENERAL INFORMATION

LEGAL DESCRIPTION: Lot 1, Wendelin Estates and Lot 15 I.T., located in the S1/2 of Section 25, Township 8 North, Range 5 East of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Farm land/pasture

SURROUNDING LAND USE AND ZONING:

North: Agriculture, zoned AG

South: Agriculture and two acreage dwellings, zoned AG
East: Kicking Bird subdivision and Blue Stem Lake, zoned AGR
West: Agriculture and one house, zoned AG

HISTORY The Final Plat for Wendelin Estates was approved March 7, 2006. The Final Plat for Kicking Bird Subdivision to the east was approved in April 1998. The County Board approved a change of zone from AG to AGR on the east of this parcel in June 1996. This property was changed from AA Rural and Public Use to AG Agriculture with the adoption of the 1979 Zoning Update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan shows this area as Agriculture. This is outside Lincoln's growth Tiers and two miles outside the Sprague one mile jurisdiction. In relation to acreages, the Comprehensive Plan states:

Currently, acreage development has occurred under two development scenarios: AG - Agricultural District (minimum of 20 acres per lot) and AGR - Agricultural Residential District (minimum of 3 acres per lot) with the possibility in both AG and AGR zoning districts of clustering units together in order to preserve more open space and agricultural areas and/or receive additional density bonuses under a community unit development. The complex issue of acreage development and other public objectives requires a large array of land use strategies (pg F 70)

Acknowledge the "Right to Farm" and preserve areas for agricultural productions throughout the county by designating specific areas in advance for rural residential so as to limit areas of potential conflict between farms and acreages (pg F 70)

Specific areas will be designated so that approximately 6% of the total population in the County can be accommodated on acreages. Grouping acreages together in a specific area enables services to be provided more efficiently, such as reducing the amount of paved roads, fewer and shorter school bus routes and more cost effective rural water district service. Grouping also reduces the amount of potential conflict points between farm operations and acreages. (F70)

Retain the current overall density of 32 dwellings per square mile (20 acre) for all agriculturally zoned land. Provide for an ability to divide two 3 acre lots per "40" acre parcel with conditions and administrative review and right of appeal. This would allow more flexibility for parcel size while retaining the overall density and assist in retaining farmable units of land. (F 70)

In determining areas of higher density rural acreage (200 units or more per square mile), numerous factors will be reviewed, such as but not limited to water and rural water districts, soil conditions, roads, agricultural productivity, land parcelization, amount of existing acreages, and plans for urban or town development. Acreages should develop in areas that best reflect the carrying capacity of that area for acreages. A performance criteria should be developed to review requests for acreage zoning and to determine where these standards can best be met. (F 70)

Development of a performance standard "point system" will allow the location of higher density rural acreage development in either "AG" or "AGR" where the review criteria can be met. This allows equal treatment across the county, maximum freedom of determination of marketing and sale, while locating those

developments only in those areas where sufficient “points” can be accumulated to justify the development at the requested location.” (F 71)

Environmental Resources: Land and water masses which are of particular importance for maintenance and preservation, such as saline wetlands, native prairie, and some floodway and riparian corridors. Such areas may be either publicly or privately owned.

Agricultural Stream Corridor: Land intended to remain in open space, predominately in agricultural use, but that may also include parks, recreation fields, or parking areas when near future commercial, industrial, or public uses. Such areas will be primarily privately owned, but may also include some public ownership or easements. These areas are mostly in the 100 year floodplain, outside of the existing Lincoln urban development. (F 22)

Riparian, Floodplains, and Stream Corridors – Streams and their adjoining corridors snake their way through much of Lancaster County. Throughout the region, surface water runoff flows into these stream corridors that typically consist of floodplains and riparian areas. These are instrumental in providing habitat and water infiltration benefits, along with serving as connectors to natural areas. (F55)

UTILITIES: This is not in a rural water district. Individual waste water treatment and well water is proposed. The groundwater report indicates adequate quantity and quality.

TOPOGRAPHY: gently rolling, draining to the east.

TRAFFIC ANALYSIS: West Sprague Road is a paved county road. S.W. 58th is a "T" intersection and is a county gravel road to the south. S.W. 62nd is a gravel local street. SW 72nd Street is a gravel county road.

PUBLIC SERVICE: This is in the Highland (Crete) Rural Fire District and the Crete School District #2. This area is served by the Lancaster County Sheriff's Department.

REGIONAL ISSUES: Expansion of the acreage areas. Development around lakes.

ENVIRONMENTAL CONCERNS: The Historic and Ecological resources survey shows no resources on this site. There is native hay in the section and area but not on this site. The soil rating on this land is 7.12 on a scale of 1 to 10 where 1 to 4 are prime soils. This is not prime ag land. Approximately 5 % of this site, east west in the middle of the plat, is in the 100 year flood plain. Blue Stem State Lake is about 670 feet east of this application. There is a wooded drainage area through the plat and related wetlands.

AESTHETIC CONSIDERATIONS: na

ALTERNATIVE USES: All uses allowed in the AG district. Seven 20+ acre lots.

ANALYSIS:

1. This request is for a Change of Zone to AGR, a Special Permit for dwellings within 1320' of a public lake and a Preliminary Plat for 26 acreage residential lots and block length waiver. Public, paved, internal streets are proposed. The lots range in size from five to eight acres in size. This abuts an existing AGR zoned subdivision, Kicking Bird Estates, and shares a common street (SW 62nd Street).
2. Individual waste disposal and wells are proposed to serve the subdivision. The lots are large enough to provide for septic or lagoon systems. The water report indicates good water quality and quantity.
3. This request is **not in conformance** with the Comprehensive Plan. This area is shown as Agriculture. This is Agriculture and shown in the Plan as Agriculture in three directions. If approved, this will encourage other AGR requests if all that is needed is to touch AGR for approval.
4. Nebraska Game and Parks has not responded.
5. The Health Department notes the waste water and water are adequately addressed.
6. Norris Public Power notes easements are shown on all lots.
7. The County Engineer letter of April 12, 2006, notes several adjustments and corrections, including showing floodplain elevations, road slopes and culvert information.
8. Building and Safety notes the need for floodplain elevations, finished floor elevations, Corps 404 permits and County floodplain permits.
9. A waiver is requested for block length to exceed 1320 feet along West Sprague Road; Glenrose Ridge, Leealan Lane, SW 66 Street, the north boundary of the subdivision and the west boundary of the subdivision. All these appear appropriate given the layout and lot size **except** along the west boundary of the plat where extension of Glenrose Ridge Court should be extended to the west boundary to meet the block length requirement. There is no justification to grant the block length waiver. In fact, if the change of zone and preliminary plat are approved, the property owner to the west will be encouraged to request a change of zone and preliminary plat. For that reason Glenrose Court should be extended to serve the pocket of land that is surrounded by wooded drainage area. Otherwise this pocket would have to be provided a separate access to W. Sprague Road.

- 10 The flood plain area is about 5% of the parcel and needs to show elevations.
11. As requested by the County Board, no scoring is provided on this application.
12. The existing AG zoning would allow seven dwellings. The density calculations for the project with the change of zone are as follows;

$$153.69 \text{ acres} / 3 \text{ acres} = 51.23 \text{ dwellings}$$

Permitted with the change to AGR 51 dwellings

Requested 26 units on 26 lots

This is using about half the allowed density of the change or zone. However, the lot arrangement is not set in stone. The land could be re-subdivided into three acre lots.

13. Notes are in place to reflect the Special Permit language relative to lake development. Some provisions are not applicable due to location and distance from the park. The special permit provisions for dwellings within 1320' of a public lake are as follows;

13.012 Special Permit. Special permitted use: Dwellings within 1,320 feet of the property line of a publicly owned lake property of 30 acres or more may be allowed in the AGR district under the following conditions:

- a) The County Board may amend the conditions of the special permit upon a showing that exceptional and unusual circumstances exist in connection with the specific parcel of land.
- b) All dwellings, occupied buildings and live stock feed lots shall be located a minimum of 600 feet (200 yards) from the property line of the public lake property to protect from noise and gunfire. Adjustment for other factors such as roads, lot size, abutting uses and private agreements should be considered in applying this.
- c) Sewer systems shall be designed so no effluent will reach the lake.
- d) Well information shall be provided that shows there is adequate quantity and quality of water on the site and the development will not adversely affect adjacent property wells.
- e) Unless already in permanent vegetation, a buffer of native grasses and forbs shall be planted within 200' abutting the public property line. Overall use of native plants and "xeroscaping" is encouraged.
- f) Any disturbance of surface soils shall use the "Best Management Practices" to prevent any sediment from moving off site, in accordance with a sediment plan shall be approved by the Lower Platte South based on the Sediment and Erosion Manual.
- g) Exterior lighting shall meet the Lincoln Design Standards for Outdoor Recreational Lighting sections on illumination levels beyond the property line (I.B) and Glare control (III) shielded to prevent trespass of light off the property.

- h) Vehicular access points shall be designed so as not to conflict with other entrances and to recognize the additional traffic as well as the character of that traffic on the road. Access to paved roads is required if possible.
- i) The boundary between the private and public ownership shall be posted as "private property". The signs shall be at least eleven by fourteen inches and shall be spaced no more than 1,320 feet apart and at all property corners and field entrances.
- j) The public agencies of the adjacent lake property shall have the opportunity to review the special permit application as well as the Nebraska Game and Parks Commission, Natural Resources District, Corps. of Engineers and Department of Environmental Quality.
- k) All chimneys shall be equipped with spark arresters.
- l) No antenna or any other structure over 35' in height shall be permitted unless approved by this permit.
- m) The applicant shall acknowledge and advise future purchasers of, the full utilization of all legal uses and activities that would normally occur on the public lake property abutting the application. Protective covenants shall be filed on the property containing this information.
- n) Density/number of dwelling units permitted in the parcel (a range is suggested of no less than 5 nor more than 10 acres per dwelling unit).
- o) The developer shall enter into a written agreement with the county on the conditions of the special permit. (Resolution No. 5428, January 22, 1997)

14. Some acreage review issues can be addressed in this report:

- a) Water/rural water,
This is outside the rural water district. The groundwater report shows good quantity and quality.
- b) Road access and paving,
W. Sprague Road is paved, SW 62nd and SW 72nd are gravel. All are county roads.
- c) Soil rating,
The soil is not prime ag land of the county.
- d) Development of the area/land parcelization,
The land to the north, south and west of this area is in substantially larger parcels of 40 and 80 acres in area with some acreage development along W. Sprague Road. Abutting to east is an AGR zoned acreage subdivision and around Blue Stem Lake to the east are additional acreage dwellings.
- e) Existing acreages,
Land to the south has several acreages along W. Sprague Road. There is abutting acreage development on the east.

- f) Conflicting farm uses,
There are no conflicting farm uses noted in a field check.
- g) Environmental issues,
This drains into Blue Stem Lake. There are some limited wetlands and floodplain.
- h) Impact on other governmental entities,
This will increase demand for service on the Sheriff, Rural Fire, School and others. The level of impact is not known.
- i) Plans of other towns,
This is about two miles west from the towns of Sprague and Martell, no response was received on this project.

If the Planning Commission chooses to recommend approval and conditional approval of the applications, the following conditions are suggested:

CONDITIONS FOR Co SPECIAL PERMIT #06028:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the County Board's agenda: (NOTE: These documents and plans are required by resolution or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of April 12, 2006.
 - 1.2 Revise the plat to show the extension of Glenrose Court to the west boundary to provide access and to meet the block length requirement.
 - 1.3 Revise the street name of Glenrose Ridge to show an approved street suffix.
 - 1.4 Revise the Approval Block to reflect the Planning Commission, not the County Board.
 - 1.5 Revise the site plan to reflect that this is the site plan for the Special Permit as well.

- 1.6 Show the flood plain elevation and minimum building floor elevations for lots where flood plain is shown as requested by Building and Safety.
- 1.7 Show the Block numbers.
- 1.8 Show the trees to be preserved or removed.
2. This approval permits 26 single family lots.

General:

3. Before receiving building permits:
 - 3.1 The permittee is to submit a revised site plan and the plan is found to be acceptable.
 - 3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the County Board.
 - 3.3 The construction plans are to comply with the approved plans.
 - 3.4 The final plat(s) is/are approved by the Planning Director/County Board.
 - 3.5 The County Board approves associated requests:
 - 3.5.1 Wendelin Estates 1st Preliminary Plat #06005.
Co CZ # 06022
 - 3.5.2 A modification to the requirements of the land subdivision resolution to permit block length in excess of 1320 feet. along West Sprague Road; Glenrose Ridge, Leealan Lane, SW 66 Street, and the north boundary of the subdivision.
 - 3.6 The County Engineer has approved:
 - 3.6.1 An agreement for street maintenance.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

- 4.1 Before occupying this special permit for dwellings all development and construction is to comply with the approved plans.
- 4.2 Before occupying dwellings in this special permit, City/County Health Department is to approve the water and waste water systems.
- 4.3 All privately-owned improvements are to be permanently maintained by the owner or an appropriately established homeowners association approved by the County Attorney.
- 4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.6 The County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

CONDITIONS FOR Co. PRELIMINARY PLAT #06005:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the County Board agenda: (NOTE: These documents and plans are required by resolution or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of April 12, 2006.
 - 1.2 Revise the plat to show the extension of Glenrose Court to the west boundary to provide access and to meet the block length requirement. Remove the two cul-de-sac at that location.
 - 1.3 Revise the street name of Glenrose Ridge to show an approved street suffix.
 - 1.4 Revise the Approval Block to reflect the Planning Commission, not the County Board.

- 1.5 Revise the site plan to reflect that this is the site plan for the Special Permit as well.
- 1.6 Show the flood plain elevation and minimum building floor elevations for lots where flood plain is shown as requested by Building and Safety.
- 1.7 Show the Block numbers.
- 1.8 Show the trees to be preserved or removed.
2. The County Board approves associated requests:
 - 2.1 Special Permit # 06028
Co CZ # 06022
 - 2.2 A modification to the requirements of the land subdivision resolution to permit block length in excess of 1320 feet. along West Sprague Road; Glenrose Ridge, Leealan Lane, SW 66 Street, and the north boundary of the subdivision.

General:

3. Final Plats will be approved by the Planning Director after:
 - 3.1 Streets, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the County Engineer an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 3.2.4 To complete the private improvements shown on the preliminary plat.
 - 3.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and

discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

- 3.2.6 To relinquish the right of direct vehicular access to W. Sprague Road except for SW 66st Street.
- 3.2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

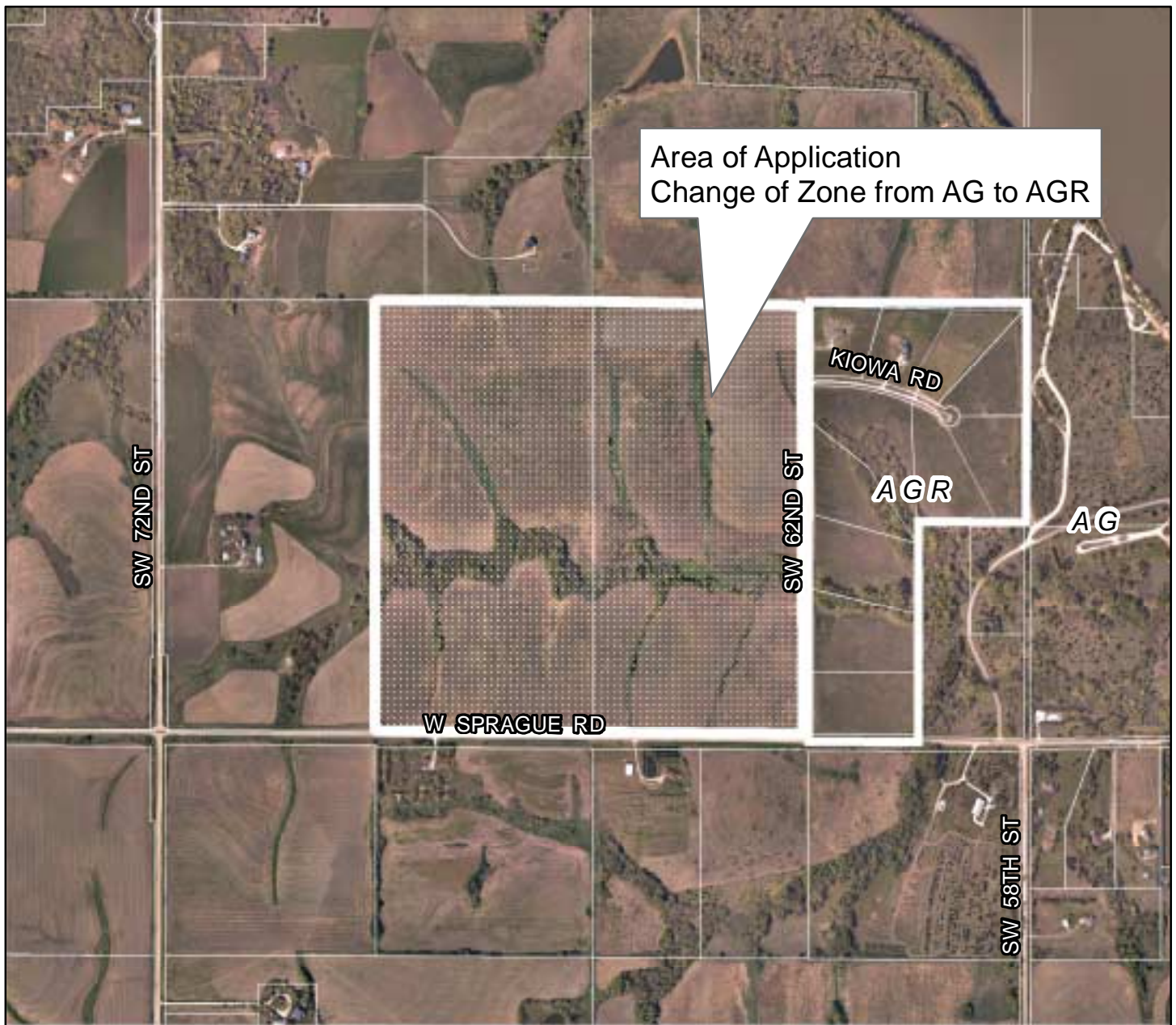
Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
April 27, 2006

APPLICANT: Todd Wendelin, Managing Partner
TO DEW, LLC
S19745 SW 58th Street
Hallam, NE 68368
(402) 826 - 3109

OWNER: David and Todd Wendelin
dba TO DEW, LLC
S19745 SW 58th Street
Hallam, NE 68368
(402) 826 - 3109

CONTACT: J.D.Burt, Design Associates
1609 N. Street
Lincoln, NE 68508
(402) 474 - 3000
jdburt@inebraska.com



County Preliminary Plat #06005, County Change of Zone #06022

& County Special Permit #06028

Wendelin Estates 1st

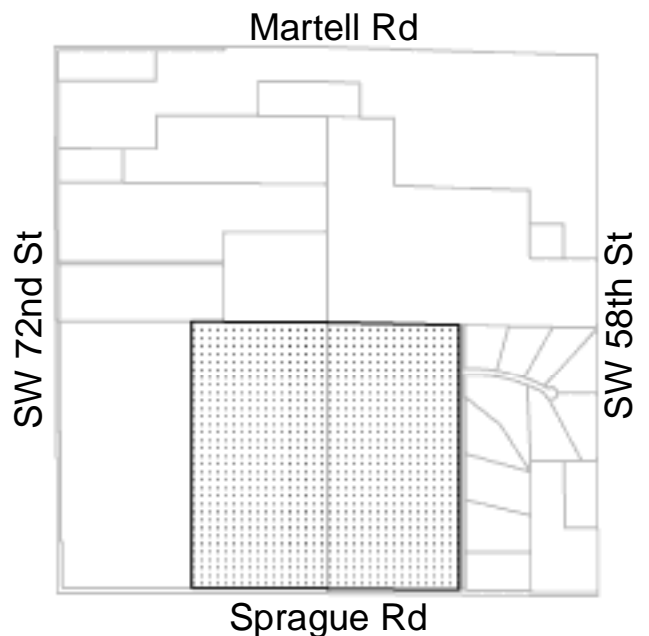
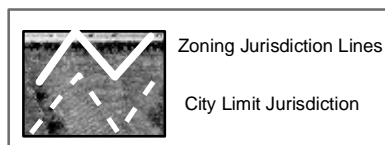
SW 62nd Street & W Sprague Road

2005 aerial

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 25 T08N R05E



N 0° 05' 50" E 2640' 72" M

LOT 22 SW 25-8-5
WENDELIN, MARTIN EDWARD ETAL
NAPOTS

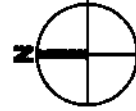
APPROXIMATE AREA
OF DRAINAGEWAY

WEST SPRAGUE ROAD



DESIGN ASSOCIATES

PERSHING SQUARE
1609 "N" STREET
LINCOLN NEBRASKA 68506
voice: 402/474-3000
fax: 402/474-4045
deasecc@nebraska.com

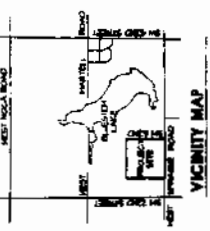


SCALE: 1" = 500'

WENDENLIN ESTATES CONCEPT PLAN

**County Change of Zone #06022
County Preliminary Plat #06005,
& County Special Permit #06028
Wendelin Estates 1st
SW 62nd Street & W Sprague Road**

07 MAR 2006



OWNER
WELSH LLC
1000 S. 10TH STREET
LINCOLN, NE 68502

DEVELOPER
WELSH LLC
1000 S. 10TH STREET
LINCOLN, NE 68502

SURVEYOR
ALLAN BARNETT, INC.
1000 S. 10TH STREET
LINCOLN, NE 68502

DESIGNER/ENGINEER
CARMICHAEL & ASSOCIATES
1000 S. 10TH STREET
LINCOLN, NE 68502

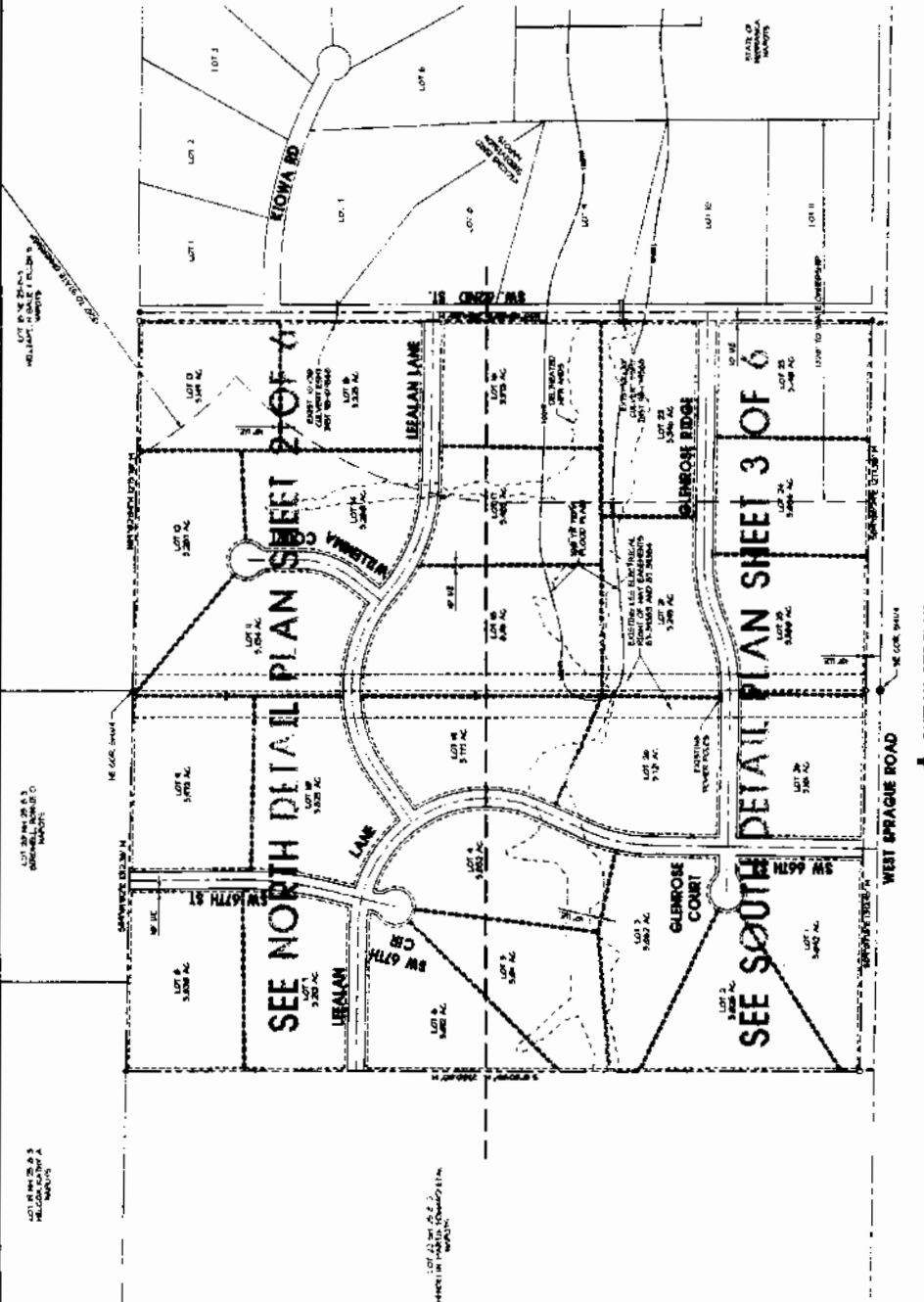
- GENERAL NOTES**
1. ALL LOTS AND AREAS ARE SHOWN PER THE PLAT.
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COUNTY BOARD APPROVAL

THE PRELIMINARY PLAT HAS BEEN APPROVED BY THE LANCASTER COUNTY BOARD OF COMMISSIONERS.

DATE OF APPROVAL: _____

COMMISSIONER: _____



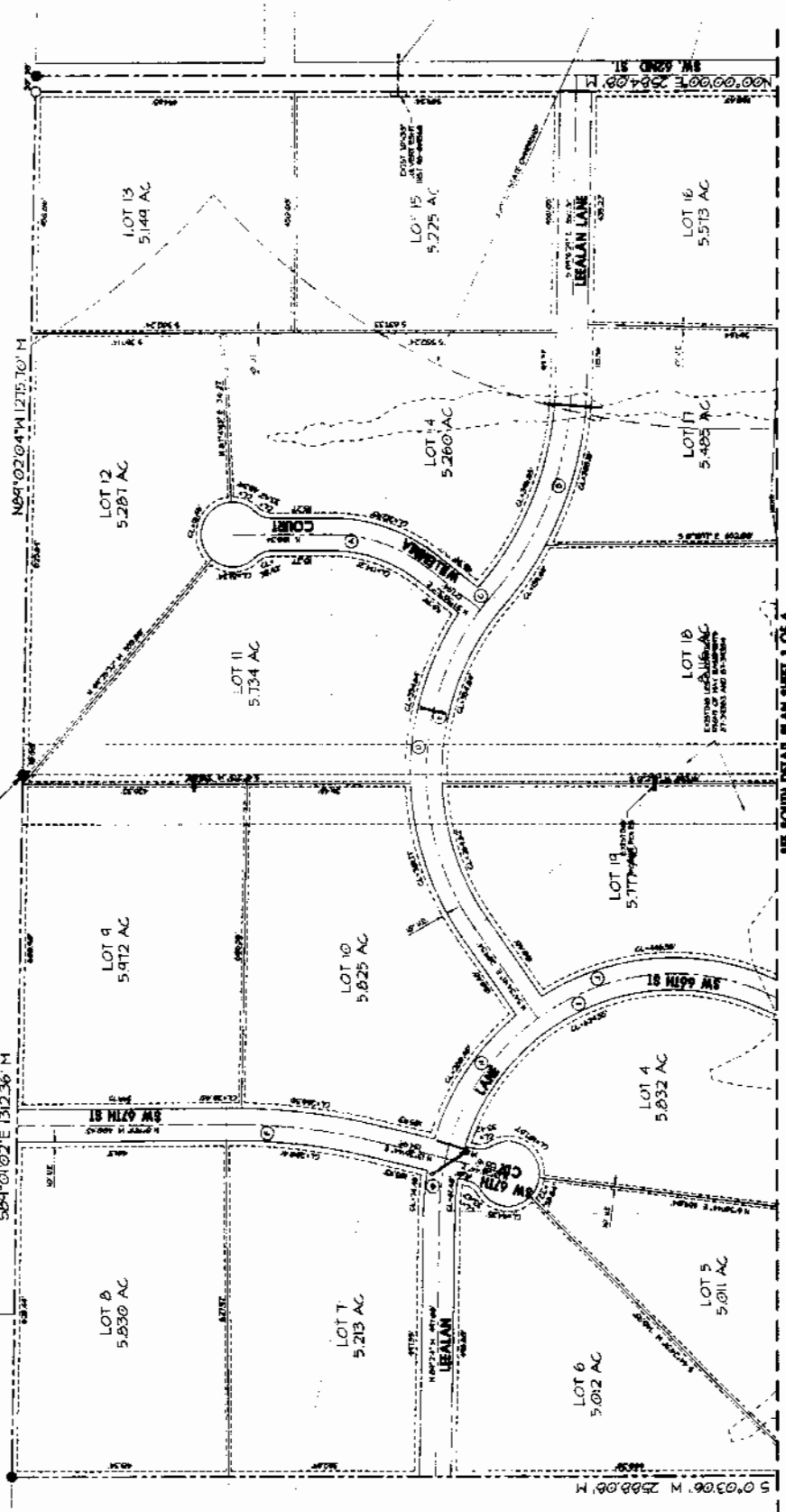
SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed and qualified surveyor in the State of Nebraska, do hereby certify that the foregoing plat is a true and correct representation of the survey made by me or under my direction and supervision, and that the same conforms to the requirements of the laws of the State of Nebraska relating to the recording of plats.

WITNESSED my hand and the seal of my office this _____ day of _____, 2008.

Surveyor

County Change of Zone #06022
County Preliminary Plat #06005,
& County Special Permit #06028
Wendelin Estates 1st
SW 62nd Street & W Sprague Road



SEE SOUTH DETAIL PLAT SHEET 3 OF 6

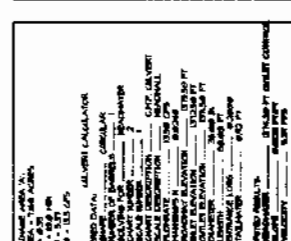
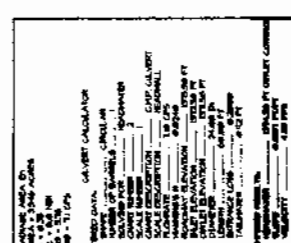
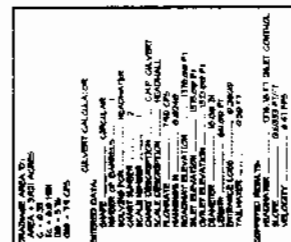
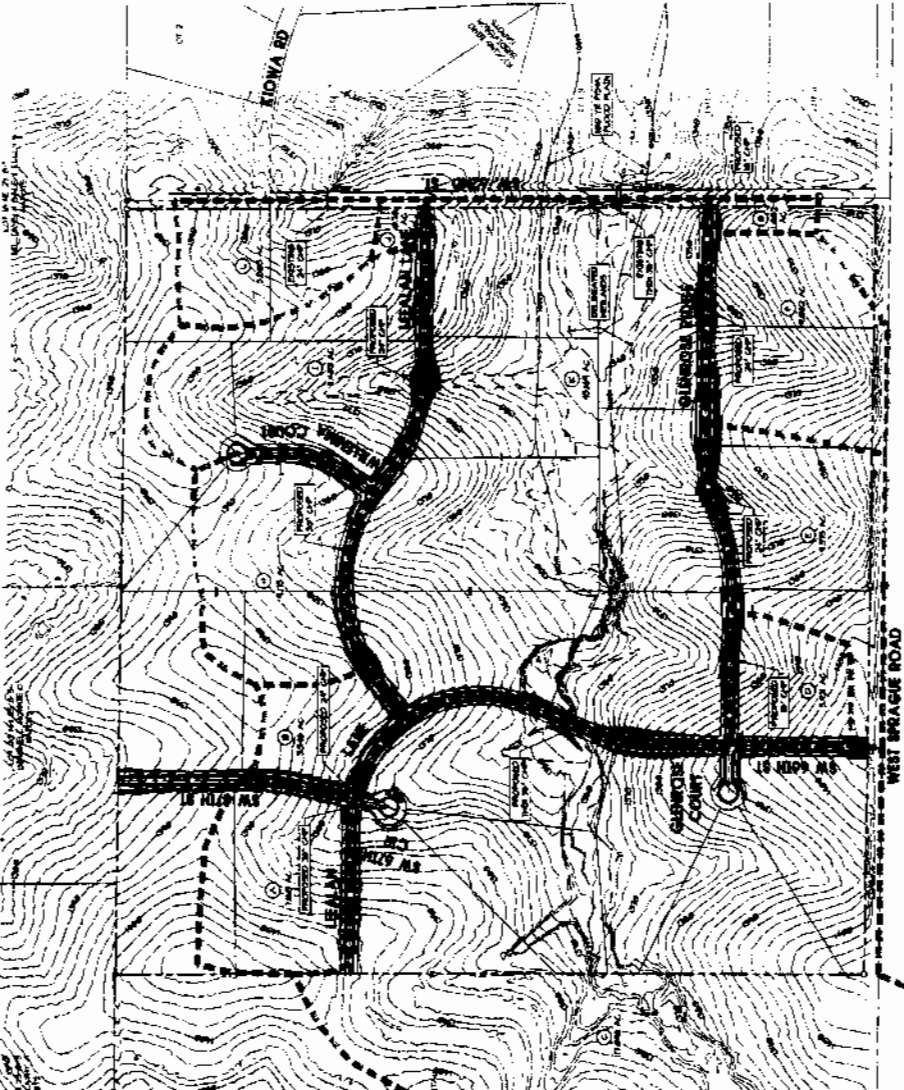
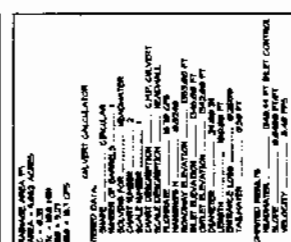
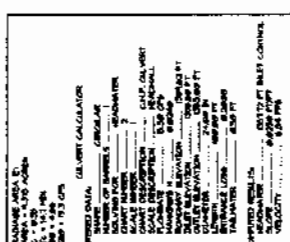
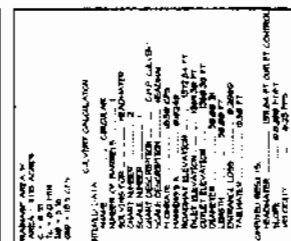
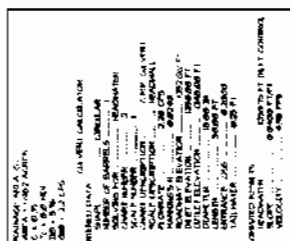
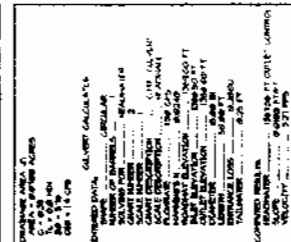
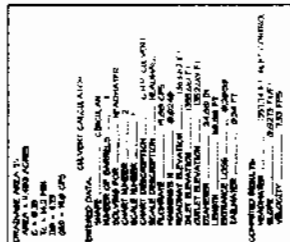
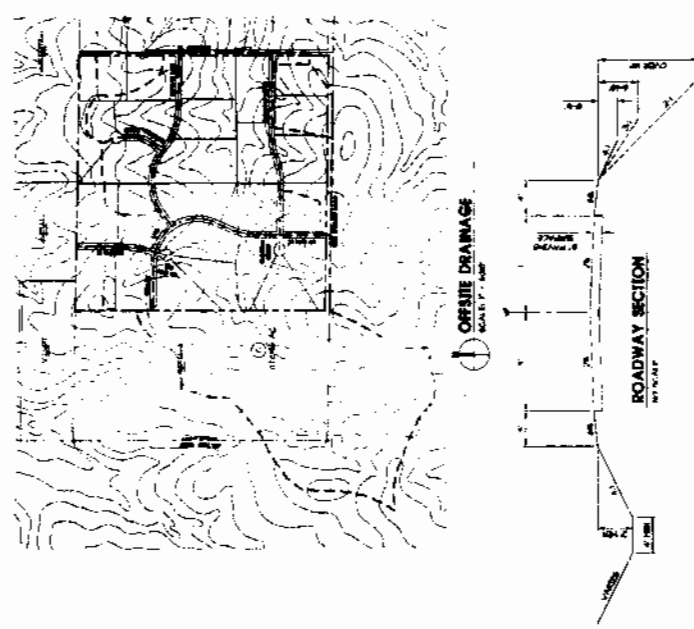


NORTH DETAIL PLAT
SCALE 1" = 80'

County Change of Zone #06022
County Preliminary Plat #06005,
& County Special Permit #06028
Wendelin Estates 1st
SW 62nd Street & W Sprague Road

CURVE DATA

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GRADING & DRAINAGE PLAN
SCALE: 1" = 30'

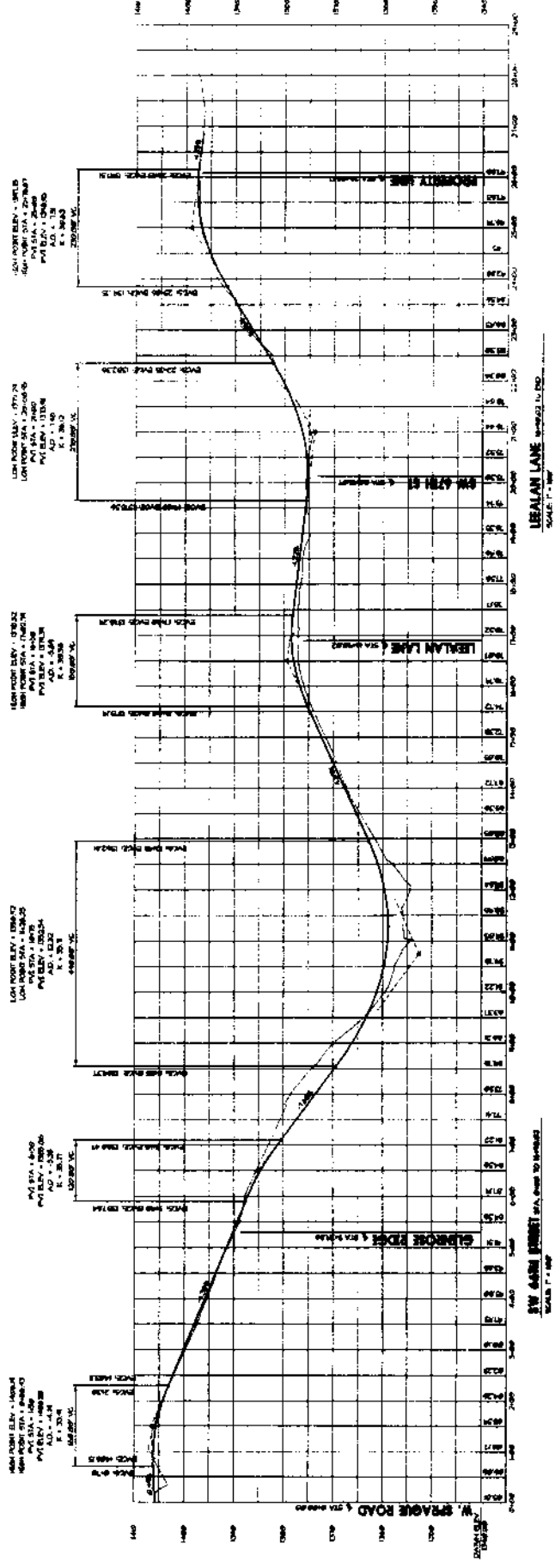
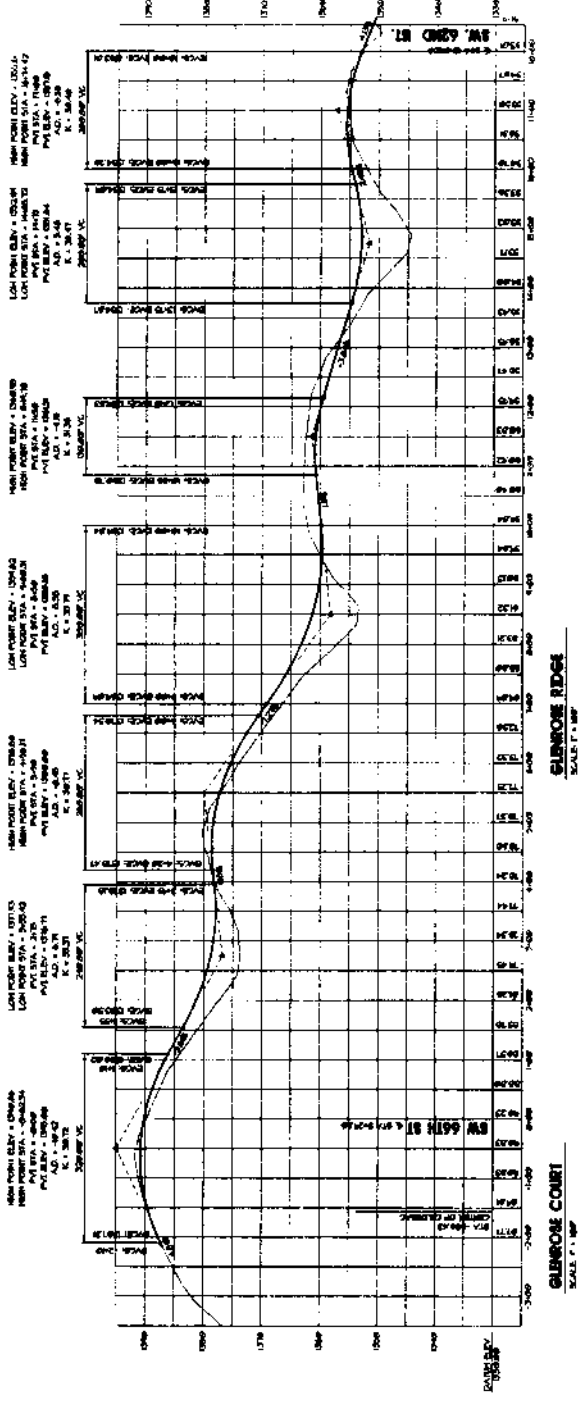
**County Change of Zone #06022
County Preliminary Plat #06005,
& County Special Permit #06028
Wendelin Estates 1st
SW 62nd Street & W Sprague Road**

WENDELIN ESTATES 1st ADDITION

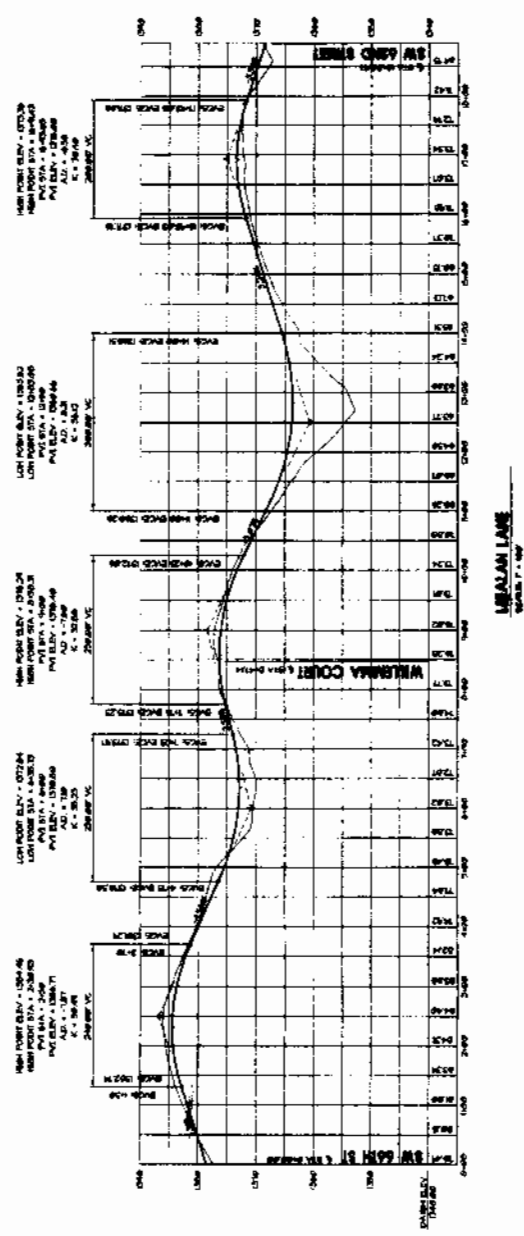
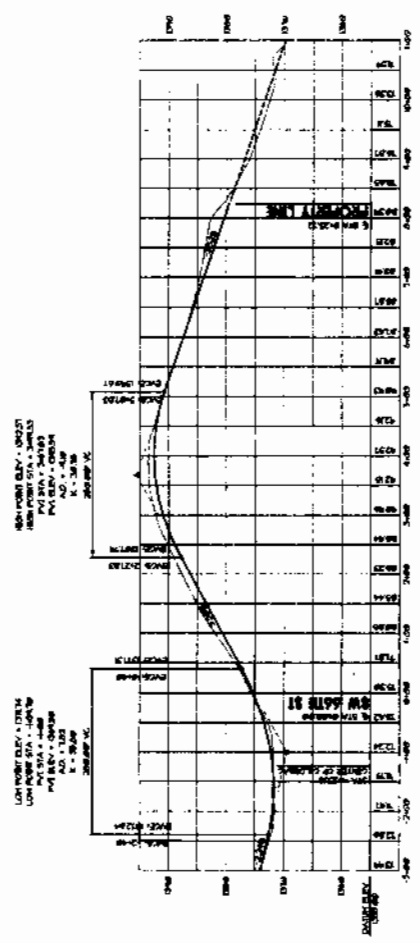
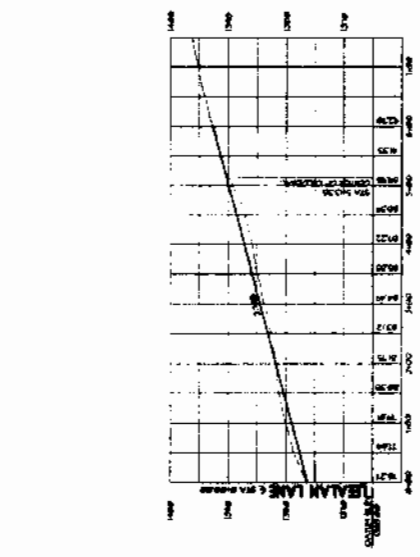
LANCASTER COUNTY, NEBRASKA

STREET PROJECT

506



County Change of Zone #06022
 County Preliminary Plat #06005,
 & County Special Permit #06028
 Wendelin Estates 1st
 SW 62nd Street & W Sprague Road



County Change of Zone #06022
County Preliminary Plat #06005,
& County Special Permit #06028
Wendell Estates 1st
SW 62nd Street & W Sprague Road

GENERAL NOTES

1. ALL CONTOUR LINES SHOWN ARE BASED UPON NAVD 88 DATUM.
2. ALL CURVILINEAR DIMENSIONS SHOWN ARE CHORD DISTANCES, UNLESS NOTED.
3. ACCESS TO WEST SPRAGUE ROAD IS RELINQUISHED EXCEPT AT THE INTERSECTION OF SW 66TH STREET.
4. EASEMENTS SHOWN ARE HEREBY GRANTED IN PERPETUITY TO THE COUNTY OF LANCASTER, NEBRASKA, NORRIS PUBLIC POWER, ALLTEL, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES CONDUITS, FIXTURES, POLES, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY TELEPHONE, DRAINAGE, AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENT AS SHOWN ON THE FOREGOING PLAT. THE CONSTRUCTION OR LOCATION OF ANY BUILDING, OR STRUCTURE, EXCLUDING FENCES, SHALL BE PROHIBITED. ALL INTERIOR ROADWAYS SHALL BE CONSTRUCTED AND SURFACED IN COMPLIANCE WITH ROADWAY DESIGN STANDARDS AS ADOPTED BY LANCASTER COUNTY AND DEDICATED TO THE PUBLIC.
6. INTERSECTION RADII SHALL BE A MINIMUM OF 20 FEET ON INTERIOR INTERSECTIONS AND 40 FEET AT THE INTERSECTION OF SW 66TH AT WEST SPRAGUE ROAD.
7. A TEMPORARY 30 FOOT RADIUS TURN-AROUND SHALL BE PROVIDED AT THE NORTH TERMINATION OF SW 6TH STREET AND WEST TERMINATION OF LEEALAN LANE UNTIL SUCH TIME AS THESE PUBLIC ROADS ARE EXTENDED INTO THE ADJACENT PROPERTIES.
8. DRIVEWAY CULVERTS TO BE INSTALLED UPON APPROVAL BY THE COUNTY ENGINEER AT THE TIME INDIVIDUAL BUILDING PERMITS ARE ISSUED.
9. ALL CULVERTS SHALL BE CONSTRUCTED WITH CONCRETE HEADWALLS OR FLARED END SECTIONS.
10. EASEMENTS SHALL BE DEDICATED ON FINAL PLATS FOR ALL CULVERTS THAT EXTEND OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
11. THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT THAT OBSTRUCT DRAINAGE, SHALL BE PROHIBITED.
12. CONSTRUCTION OF HABITABLE STRUCTURES IS PROHIBITED WITHIN THE LIMITS OF THE FLOOD PLAIN.
13. ALL CONSTRUCTION IS PROHIBITED WITHIN THE LIMITS OF THE DELINEATED WETLANDS WITHOUT APPROVAL BY THE US ARMY CORPS OF ENGINEERS.
14. ALL TREES WITHIN THE SITE ARE VOLUNTEER DECIDUOUS AND CONIFEROUS. THE DEVELOPER AND ASSIGNS RESERVE THE RIGHT TO REMOVE AND/OR RELOCATE TREES WITHIN THE LIMITS OF THIS PLAT.
15. A CHANGE OF ZONE FROM AG TO AGR AND AN APPLICATION FOR SPECIAL PERMIT TO ALLOW DWELLINGS WITHIN 1,320 FEET OF THE PROPERTY LINE OF BLUE STEM LAKE, A PUBLICLY OWNED LAKE PROPERTY OF 30 ACRES OR MORE, ACCOMPANY THIS APPLICATION FOR PRELIMINARY PLAT.
16. A WAIVER OF THE MAXIMUM BLOCK LENGTH OF 1,320 FEET IS HEREBY REQUESTED FOR THE FOLLOWING LOCATIONS: WEST SPRAGUE ROAD BETWEEN SW 62ND AND SW 66TH STREET; GLENROSE RIDGE BETWEEN SW 62ND AND SW 66TH STREET; LEEALAN LANE BETWEEN SW 62ND AND SW 6TH STREET; AND SW 66TH STREET BETWEEN WEST SPRAGUE ROAD AND LEEALAN LANE.
17. SETBACKS AND BUILDINGS HEIGHTS TO BE IN COMPLIANCE WITH THE AGR ZONING DISTRICT.
18. THE DEVELOPER ACKNOWLEDGES THE AGRICULTURAL AND RECREATIONAL ENVIRONMENT THAT CURRENTLY EXISTS IN THE VICINITY AND THE ABILITY OF PROPERTY OWNERS TO UTILIZE PROPERTY CONSISTENT WITH PERMITTED USES IN THE AG AND AGR ZONING DISTRICTS. ALL LOT PURCHASERS SHALL RECEIVE A COPY OF THE LANCASTER COUNTY ZONING REQUIREMENTS FOR THE AG AND AGR ZONING DISTRICTS, INCLUDING PERMITTED LAND USES FOR THESE ZONING DISTRICTS, TO ADVISE LOT PURCHASERS OF ALL LAND USES, CURRENT AND/OR FUTURE LAND USES THAT MAY BE ALLOWED ADJACENT TO OR IN VICINITY OF THIS PLAT.
19. DOMESTIC WATER WILL BE PROVIDED TO EACH LOT BY AN INDIVIDUAL WELLS INSTALLED BY LOT PURCHASERS.
20. ALL ONSITE WASTEWATER SYSTEMS SHALL BE DESIGNED IN COMPLIANCE WITH STATE AND COUNTY REGULATIONS SO NO EFFLUENT WILL REACH BLUE STEM LAKE PROPERTY.
21. ALL PROPERTY LOCATED WITHIN THE LIMITS OF WENDELIN ESTATES 1ST ADDITION IS LOCATED A MINIMUM OF 600 FEET FROM BLUE STEM LAKE PROPERTY.
22. ANY DISTURBANCE OF SURFACE SOILS SHALL INCLUDE IMPLEMENTATION OF "BEST MANAGEMENT PRACTICES" TO PREVENT SOIL SEDIMENT FROM DISTURBING EXISTING WETLANDS DELINEATED ON THE SITE AND FROM MOVING OFF SITE, IN ACCORDANCE WITH A SEDIMENT PLAN TO BE APPROVED BY THE LOWER PLATTE SOUTH NATURAL RESOURCE DISTRICT AND NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY.
23. EXTERIOR LIGHTING SHALL MEET THE LINCOLN DESIGN STANDARDS FOR OUTDOOR RECREATIONAL LIGHTING SECTIONS ON ILLUMINATION LEVELS BEYOND THE PROPERTY LINE (I.B.) AND GLARE CONTROL (III) SHIELDED TO PREVENT TRESPASS OF LIGHT OFF THE PROPERTY.
24. ALL CHIMNEYS SHALL BE EQUIPPED WITH SPARK ARRESTORS.
25. PROTECTIVE COVENANTS SHALL BE FILED WITH THE LANCASTER COUNTY REGISTER OF DEEDS ACKNOWLEDGING THE FULL UTILIZATION OF ALL LEGAL USES AND ACTIVITIES THAT MAY OCCUR ON THE PUBLIC LAKE PROPERTY LOCATED IN PROXIMITY TO THIS PRELIMINARY PLAT.
26. THE MAXIMUM HEIGHT OF ANTENNAS SHALL BE 35 FEET.

**County Preliminary Plat #06005, County Change of Zone #06022
& County Special Permit #06028
Wendelin Estates 1st
SW 62nd Street & W Sprague Road**

SURVEYOR'S CERTIFICATE

A PARCEL OF LAND CONSISTING OF LOT 15 OF IRREGULAR TRACTS LOCATED IN THE SOUTHWEST QUARTER AND LOT 1, WENDELIN ESTATES, IN SECTION 25, TOWNSHIP 8 NORTH, RANGE 5 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE IN A NORTHERLY DIRECTION, ALONG THE EAST LINE OF SAID OUTLOT "A", ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 2504.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 1
THENCE NORTH 89 DEGREES 02 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 1275.70 FEET TO NORTHWEST CORNER OF SAID LOT 1
THENCE NORTH 89 DEGREES 01 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 15 OF IRREGULAR TRACTS, FOR A DISTANCE OF 1312.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 15 OF IRREGULAR TRACTS
THENCE SOUTH 00 DEGREES 03 MINUTES 06 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 15 OF IRREGULAR TRACTS, FOR A DISTANCE OF 2508.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15 OF IRREGULAR TRACTS
THENCE SOUTH 89 DEGREES 07 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 15 OF IRREGULAR TRACTS, FOR A DISTANCE OF 1312.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15 OF IRREGULAR TRACTS
THENCE SOUTH 89 DEGREES 06 MINUTES 29 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, FOR A DISTANCE OF 1277.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 153.69 ACRES MORE OR LESS

KERRY SIMONDS, LS 333 _____ DATE

County Preliminary Plat #06005, County Change of Zone #06022
& County Special Permit #06028
Wendelin Estates 1st
SW 62nd Street & W Sprague Road

Design Associates

of Lincoln, Inc.



ARCHITECTS • PLANNERS • ENGINEERS

March 8, 2006

RE: Wendelin Estates Residential Development

Our office is working with Deb Wendelin and Todd Wendelin in the design of a residential development on their property located along the north side of West Sprague Road, west of SW 62nd Street. Prior to finalization of the plan and submittal to the county, we wanted to share the plan with you and your neighbors.

The Wendelin development includes 26 lots in this 155-acre development. The development is designed with lots having a minimum of five (5) acres in a layout that compliments the existing terrain and natural features of the property. Density for this development is similar to other low-density developments in the area. Access to West Sprague Road will be limited to the intersection of SW 66th Street and the existing intersection SW 62nd Street. The proposed layout also includes street connections to the abutting properties to the north and west to allow future development of the adjacent property.

Wendelin Estates will require approval of several land use applications by the County Board. The applications include:

1. change of zone from AG to AGR, to allow lots of less than 20 acres;
2. preliminary plat, to define the interior street alignments and lot configuration; and
3. special permit for the southeasterly corner of the property due to the proximity of the adjacent property owned by the Game and Parks Commission.

A copy of the concept plan is attached for your information.

We appreciate your time and look forward to discussing the Wendelin development with you, if you have any thoughts or comments. Please feel to contact me at 474-3000, by email at: jdburt@inebraska.com or by U.S. Mail.

Thank you for your time.

JD Burt
For the firm

Attachment: Wendelin Estates concept plan
CC w/attachment: Deb Wendelin
Todd Wendelin

Design Associates

of Lincoln, Inc.



ARCHITECTS • PLANNERS • ENGINEERS

April 4, 2006

Marvin Krout, Director
Lincoln Lancaster County Planning Department
555 South 10th Street
Lincoln, Nebraska 68508

RE: Wendelin Estates
SW 62nd and West Sprague Road- Change of Zone
Preliminary Plat
Special Permit

Mr. Krout,

On behalf of Deb Wendelin and Todd Wendelin, dba TO DEW, L.L.C., owners and developers of Wendelin Estates preliminary plat, please accept this submittal information regarding the referenced zoning applications. This submittal requests approval of a change of zone from AG to AGR and preliminary plat on approximately 155 acres of property located along the north side of West Sprague Road, west of SW 62nd Street. This submittal also includes an application for special permit as required by Article 13.012 due to the proximity of the property to the state owned property located to the east and north. The property is legally described Lot 1, Wendelin Estates and Lot 15 of Irregular Tracts, located in the Southwest Quarter of Section 25, T8N, R5E, Lancaster County. This application includes the entire TO DEW, L.L.C. ownership.

Wendelin Estates proposes development of 26 residential lots, each with a minimum lot area of 5-acres with exception of Lots 5 and 6 that are slightly less than five acres. All proposed lots are in compliance with the requested AGR zoning district. Review of the adjacent subdivision and other residential developments near Blue Stem Lake, reveal the proposed density of Wendelin Estates is consistent with these other developments.

Special consideration has been given to the interior road alignment and lot configuration due the presence of wetlands located along an east/west drainage way and a north/south drainage way that are centrally located in the development. As a result, one north/south road is proposed to minimize intrusion into the wetlands. Impact to the wetlands is limited to one road crossing of Leecalan Lane, west of SW 62nd Street. The remaining road system includes two intersections on SW 62nd Street and one intersection on West Sprague Road. SW 62nd Street has been located to meet design standards with respect to sight distance requirements. Road connections are also being provided to the north and west limits of the development to accommodate development of the adjacent properties. The proposed road alignment will require waiver of the maximum block length along the north and west limits of the plat and along Leecalan Lane and Glenrose Ridge between SW 62nd and SW 66th Streets to avoid road construction through the wetlands.

A portion of the property is shown as an unnumbered "A" zone on FEMA flood plain map. The flood plain areas are located along the east/west drainage way west of SW 62nd Street and are shown on the plat. The limits of the flood plain are generally along with the limits of the delineated wetland

lands. General notes are included on the plat to restrict construction within the limits of the wetlands and flood plain.

A special permit is also being requested for compliance with Article 13.012 since a portion this development is located within 1,320 feet of a state owned lake of 30 acres or more. The plat's general notes include restrictions to address the additional requirements for development in proximity to state lakes.

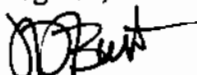
Contact was made with Moser Well Drilling regarding the quality and quantity of water. Allan Moser has advised that ample water of good quality is available based upon well information from existing wells in the area. Copies of well drilling reports in the vicinity are enclosed for your information.

Prior to finalization of the submitted plat, an introduction letter and concept plan were sent to approximately 70 area residents. Response to our mailing was limited to one telephone call from an abutting neighbor. That neighbor indicated support of the development, including the proposed density. A copy of the introduction letter and concept plan are attached for your information. One slight change was made to the original concept. The change was limited to the minor relocation of interior lot lines for Lots 5 and 6 to provide additional buildable area for Lot 4.

Special care has been taken in the design of this subdivision to avoid excessive grading, loss of trees and densities that would not be compatible with other developments. This task was achieved with a layout that minimizes grading and disruption of wetlands; and lot sizes comparable to other development in the area.

We would like to thank you in advance for your favorable consideration. Please advise if additional information is desired.

Best regards,



J.D. Burt
For the firm

Attachments: 24-preliminary plats
Letter to neighbors and concept plan
Well drilling logs and water report

cc w/ attachments: Deb Wendelin
Todd Wendelin

April 4, 2006

Additional information for:

Wendelin Estates	Change of Zone Preliminary Plat Special Permit
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Legal Description:	Lot 1, Wendelin Estates Lot 15 IT, Section 25, T8N, R5E, Lancaster County Nebraska
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Design Associates

of Lincoln, Inc.



ARCHITECTS • PLANNERS • ENGINEERS

April 13, 2006

John C. Hahn
Jeffrey, Hahn, Hemmerling and Zimmerman
4701 Van Dorn Street
Box 6096
Lincoln, NE 68506

RE: Wendelin Estates Residential Development

Mr. Hahn,

In response to your correspondence dated April 3, 2006, the attached information is offered as supplemental to our correspondence to you dated April 19, 2006. The attached document was received from Moser Well Drilling and Service regarding water quality and quantity for the proposed Wendelin Estates development.

Review of Mr. Moser's comments reveal that from his experienced vantage point, good quality water in adequate supply is available for the proposed development.

Please feel free to call or contact if additional information is desired.

Sincerely,

JD Burt
For the firm

Attachment: Moser Well water report dated 3/28/2006

CC: Deb Wendelin
Todd Wendelin
Mike DeKalb, Planning Department

Proposal

Page _____ of _____ pages

MOSER WELL DRILLING & SERVICE, INC.

P. O. BOX 308
HICKMAN, NEBRASKA 68372-0308
Hickman 792-2515 Lincoln 477-7291 Fax 792-2922
www.moserwell.com water@moserwell.com

PROPOSAL SUBMITTED TO J. D. BURT / DESIGN ASSOCIATES		HOME WORK 474-7389	CELL 432-7995 FAX	DATE 3/28/06
STREET 1609 "N" STREET		JOB NAME		
CITY, STATE AND ZIP CODE LINCOLN, NE 68508		JOB LOCATION WENDELIN ESTATES		
ARCHITECT	DATE OF PLANS			JOB PHONE

We hereby submit specifications and estimates for:

This is a report of the house wells we have made around the Wendelin property located near S.W. 62nd & W. Sprague Rd. I am also including information on 2 ag irrigation wells to the west of Wendelin's property, one of which is not very far from Wendelin's property.

We have 3 house wells in Kicking Bird Estates, directly to the east of the proposed Wendelin Estates. The 2 wells closest to Wendelin Estates are basically 180' deep with a water level of 85' and a production capacity tested at 100 gallons per minute using the air lift method. The 3rd house well is in the far northeast corner of Kicking Bird and it is 152' deep with a water level of 52' and it also tested out at over 100 gpm. All 3 of these house wells tested at basically no nitrates. We also have a house well on the north side of this section - this would be about a half mile north of Wendelin Estates - and it is 153' deep, with a water level of 52' and it also was tested at over 100 gpm with no nitrates.

When you look at the geologic logs of the 2 ag irrigation wells, that are about 3/4 of a mile away, you will see that they are 310' deep with water levels of 128' to 113'. Their logs show that sand and gravel goes down as far as 310' and that each well has pumps that produce 800 gpm with not much water level draw down. The existing house wells that we have made to the east of these 2 ag irrigation wells could also be made at deeper depths - this is concluded by seeing that the closest ag well has a water level of 138' and our house well in Kicking Bird has a water level of 85'. This tells us that there is an approx. elevation rise of 53' from the house well to the ag well - 128' minus 85' equals 53' - because water seeks its own level, this is how you can correlate how deep wells can be that are in close relationship to one another. If the ag well would be on the same elevation as the house well, it would be 53' less in depth or 310' minus 53' equals 257'. From these calculations and from the ag well geology of sand and gravel going very deep, you can surmise that the house wells could be as deep as 257' or deeper. It can be put very simply - there is a tremendous amount of good quality water available in the area. The enclosed water analysis is of a well in Kicking Bird Estates and shows that the mineral quality and nitrate quality is very good. The Lancaster County Rural Water District should make some wells in this area to give better water support to the western side of their system!

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____
Signature _____

Proposal

Page No. _____ of _____ pages

I have enclosed well logs of houses to the southeast of Wendelin Estates and you can see that they are also very high capacity wells that have very thick layers of sand and gravel for aquifers.

In summary - for the people who do not fully understand water well jargon - this area of Lancaster County has one of the best aquifers of water you can find in the eastern part of Nebraska. Any Rural Water District would give their eye teeth for this water. The wells are anywhere from 150' deep to 310' deep in this area. When you have ag irrigation wells in an area, you know that there is a huge and ample supply of water, because these wells have to produce 800 to 1200 gallons per minute, not per hour but per minute, to operate center pivot irrigation!! For example, a center pivot using 1000 gallons per minute uses 1 million 440 thousand gallons in a 24 hour period or 1,440,000 gallons. A typical household of 4 people uses approx. 8000 gallons of water per MONTH, as compared to 1 1/2 million gallons in 24 hours for a pivot. If you had 40 houses in this area of land - 40 houses at 8000 gallons per household is only 320,000 gallons of water per MONTH or 3,840,000 gallons per YEAR. This yearly total of 40 houses equals what a pivot uses in 48 HOURS!! So you can see that the water supply of the aquifer in this area would have NO PROBLEM of sustaining a city the size of Crete and larger.

When you look at the water quality report, you also find that the quality of the water is great. It is not that often, in this part of the state, that you are able to find huge quantities of water and at the same time have water that does not have a lot of nuisance minerals.

So in a nut shell - This area has tremendous amounts of great quality water.

Allen Moser

MOSER WELL DRILLING & SERVICE, INC.
Hickman 792-2515 Lincoln 477-7291
www.moserwell.com water@moserwell.com

Submitted by _____ Date _____ 20

THIS PAGE BECOMES PART OF AND IN CONFORMANCE WITH PROPOSAL FOR:

Job Name/No. _____

Accepted by _____ Date _____ 20

WATER WELL DATA SHEET

LOCATION: About S.W. 60th and Sprauge rd. long drive to the N.

OWNER: Al Beute WELL # 25-92

DRILLER: Bill DATE: 4-30-92 STATIC WATER LEVEL: 86' M

G.P.M.: 50 DEPTH: 152' BORE SIZE: 8"

CASING SIZE: 4" SCREEN: (LENGTH 10' DIAM. 4"

SLOT .030 TYPE WOP) GRAVEL: B

0- 12 Dry brown clay	
12- 65 Yellow clay	
65-123 Blue clay	
123-130 Fine blue sand	
130-155+Medium to medium coarse blue sand	
	Lancaster / Highland
	T. 8 N., R. 5 E. Sec. 25

Nebraska Department of Natural Resources

Data Bank

Database Through: Mar 27 2006

Processed: 3/27/2006 3:18:49 PM

REGISTERED GROUNDWATER WELLS DATA RETRIEVAL

Note:

Information on Public Water Supply Wells is not available through this interface. Contact the Department of Natural Resources (Data Bank) at 402-471-2363 for more information.

Criteria : TwnID - 8 RngID - 5 RngDir - e Section - 35

2 Stations met this criteria.

AG - Irrigation Wells

Registration# Permit Number Well Log	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Abandoned Date Times Replaced	Acres Irrig Gallons/Min Static Level Pumping Level	Pump Col Dia Pump Depth Well Depth	Owner's Name and Address
G-052011 Other Info Logs	I A	Lancaster Lower Platte South 8N 5E 35 NWNE Map It	9/10/1976 9/16/1976 -- 0	160 acres 800 gpm = pump 138 ft = w.l. 175 ft = w.l. Drawdown	8 in -- 307 ft = well Depth	Dale Gropp RR 1 Crete, NE 68333
G-058492 Other Info Logs	I A	Lancaster Lower Platte South 8N 5E 35 NESW Map It	10/1/1977 10/17/1977 -- 0	160 acres 800 gpm = pump 113 ft = w.l. 116 ft = w.l. Drawdown	8 in -- 309 ft = well Depth	Dale Gropp RR 1 Crete, NE 68333

Nebraska Department of Natural Resources
Data Bank
Processed: 3/27/2006 3:20:26 PM

13 Logs Available for Registration Number G-058492, Well ID 66202

Depth		Description
From	To	
0	2	TOPSOIL
2	58	YELLOW CLAY
58	78	BLUE CLAY
78	124	FINE SAND
124	127	MEDIUM SAND
127	138	FINE SAND & BLUE CLAY LAYERS
138	155	FINE SAND
155	166	BLUE CLAY
166	194	FINE SAND
194	220	MEDIUM SAND
220	250	FINE SAND
250	264	MEDIUM FINE SAND
264	309	FINE SAND

Moser Well Drilling and Service Inc.

Marvin Moser
Hickman, NE
Bill Moser
Poca, NE

Allen Moser
Hickman, NE
Chris Thornton
Hickman, NE



Hickman, Nebraska 68372
Phone: (402) 792-2515
Lincoln: 477-7291

Pumps & Well Supplies — Trenching — Drilling



Date: 3-10-95 Well #: 8-95

Owner/Builder: Bob Irwin Driller: Bill

Location: 1/4 mi. E. of S.W. 72nd and Martell rd. - S. side

0- 75 Red/brown and yellow clays
75-103 Blue clay
103-155+Light gray sand - medium turning
coarser

Depth: 153' Elevation: _____

Casing Information

Type: pvc Thickness: 200#
Length: 143' Diameter: 4"
Bore Size: 8" SWL: 52' M
PWL: _____ GPM: 100+

Area of:
Filler Pack: 80-135
Grout: 6-80

Screen

Length: 10' Diameter: 4"
Type: pvc wop Slot: .030
Area of:
Screen(s): 143-153
Pack: 135-154
Type of Pack: B

Chemical Analysis

Total Chlorides: _____
Hardness: _____
Nitrates: Less than 0.1 ppm
Bacteria: _____
Iron: _____

STATE SENT 5/19/95

Lancaster/Highland

T.N. 8 RE 5 SEC. 25

REG# G-84832

WATER WELL DATA SHEET

LOCATION: Blueston Lake for dump station site

OWNER: Nob. Name + Parks WELL # 36-80

DRILLER: M. Sturiv DATE: 6-18-80

STATIC WATER LEVEL: 70' GAL. PER MIN. 70 plus

DEPTH- 140'-5" - 200' PVC (Cased)

SCREEN- 10'-5" - 25 slot Johnson screen

0-5 brown

5-50 tan clay or yellow

50-112 blue clay

112-115 fine silty sand

115-119 blue clay

119-128 fine sand

128-141 coarse sand

141-145 slightly finer sand

nitrites less than 0.1

LANCASTER / HIGHLAND

T 8

R 5

SEC 25

Nebraska Department of Natural Resources
Data Bank
Processed: 3/27/2006 3:19:46 PM

13 Logs Available for Registration Number G-052011, Well ID 59560

Depth		Description
From	To	
0	2	TOPSOIL
2	13	YELLOW & TAN CLAY
13	76	YELLOW & TAN CLAY SOME SANDY
76	91	BLUE & YELLOW CLAY
91	104	SAND & CLAY
104	165	FINE & MEDIUM SAND
165	173	FINE SAND & YELLOW CLAY
173	195	FINE BLUE SAND
195	221	MEDIUM BLUE SAND
221	242	BLUE SAND
242	265	SAND & GRAVEL
265	290	BLUE SAND
290	307	BLUE SAND & GRAVEL

WATER WELL DATA SHEET

LOCATION: SW 58th & W Sprague Rd 1/8 mi E on S. side

OWNER: Bob Renner, Custer WELL # 30-84

DRILLER: Bill DATE: 9-4-84

STATIC WATER [REDACTED] GA [REDACTED]

DEP [REDACTED]

SCREEN- 5' at 15' W. Eq. uses 'B' gravel

(jetless)

0-4 black c.
4-10 - brown c.
10-15 - tan c.
15-25 yellow c.
25-30 blue c. w/ layers of sand
30-35+ very nice coarse blue sand

WATER WELL DATA SHEET

LOCATION: across road south of Bluestem Lake

OWNER: Arnold Hietala WELL # 116-79

DRILLER: Maxson DATE: 4-19-79

STA [REDACTED]

PRC air line 30' to 40' off bottom

SCREEN- 5'-25 slot Johnson

0-38 mixture of yellow sand and some clay + rocks

38-99 dark gray clay very sandy in some places (70-75')

99-120 fine gray sand

120-138 slightly coarser

138-147 coarse sand gray

147-150 finer sand again

LANCASTER / CENTERVILLE

T 8

R 6

SEC 31

WATER WELL DATA SHEET

LOCATION: across road from Bluestone DATE: _____ COUNTY: Lanc.

OWNER: Terry Placzek Placzek WELL # 13-76

DRILLER: Thurman DATE: 3-31-76

STATION: ELEVATION: _____

5' 25 slot Johnson

80 0

0-4 soft brown

4-47 dark yellow clay

47-53 fine yellow sand

53-94 gray till, very granular
in places

94-110 fine gray sand

110-130 lightly coarse gray sand and clay

130-143 very coarse gray sand
to fine gravel

143-145 sand & gravel

LANCASTER / CENTERVILLE

T 8

R 6

SEC 31

W side

OWNER: Todd Wendelin WELL # 87-89

DRILLER: **B** DATE: **10-9** ST: **██████████**

DE [REDACTED] BORE SIZE: 9

CASING SIZE: 4 SCREEN: (LENGTH 10 DIAM. 4

SLOT .025 TYPE WOOD PVC) GRAVEL: B

T 8 R 5 SEC 36

Moser Well Drilling and Service Inc.

Marvin Moser
Hickman, NE
Bill Moser
Roca, NE

Allen Moser
Hickman, NE
Chris Thornton
Hickman, NE



Hickman, Nebraska 68372
Phone: (402) 792-2515
Lincoln: 477-7291

Pumps & Well Supplies - Trenching - Drilling



Date: 4/23/98 Well #: 32-98

Owner/Builder: Tom & Susan Zimmer, 5940 Kiowa Rd, Box 48, Sprague, Ne 68438 Driller: Bill

Location: Kicking Bird - just West of Bluestem lake - 100' E. of well #25-92

0- 10 Dry brown clay
10- 50 Yellow clay
50-123 Blue clay
123-170 Very coarse gray sand
170-180 Medium coarse sand w/some medium fine gray
sand

Depth: 179' Elevation: _____

Casing Information

Type: pvc Thickness: 200#
Length: 159' Diameter: 4"
Bore Size: 8.5" SWL: 86'
PWL: _____ GPM: 100 w/air
Area of: _____
Filler Pack: 80-145'
Grout: 6-80'

Screen

Length: 10' + 10' Diameter: 4"
Type: pvc wop and slotted Slot .030, .025
Area of: _____
Screen(s): 159-179'
Pack: 145-180'
Type of Pack: "B"

Chemical Analysis

Total Chlorides: _____
Hardness: _____
Nitrates: Less than 0.1 ppm
Bacteria: _____
Iron: _____

STATE SENT 5/14/98

Lancaster/Highland

T.N. 8 R.E. 5 SEC. 25

REG# G-101716

8/19/99

Moser Well Drilling and Service Inc.

Marvin Moser
Hickman, NE

Bill Moser
Roca, NE

Allen Moser
Hickman, NE

Chris Thornton
Hickman, NE



Hickman, Nebraska 68372
Phone: (402)792-2515
Lincoln: 477-7291
Fax# 792-2922
www.moserwell.com



Pumps and Well Supplies - Trenching - Drilling

Date: 10/24/2000 Well # 114A-00 Driller: Bill NRD Lower Platte South
Owner/Builder: James Dreith, 18300 S.W. 62nd St. Martell, NE 68404 Phone # 328-0048
Location: 18300 S.W. 62nd St., Martell, NE. This is in Kicking Bird Addition, S.W. corner of Blue Stem Lake, 1/4 mile west of S.W. 58th & W. Sprague Rd, on north side.

0- 10 Dry brown clay
10- 50 Yellow clay
50-123 Blue clay
123-170 Very coarse gray sand
170-183 Medium coarse sand w/some medium fine gray sand

Depth: 183' Elevation _____

Casing Information

Type: pvc Thickness 200#
Length: 173' Diameter: 4"
Bore Size 8.5" SWL: 85'

PWL: _____

GPM: 100 w/air

Filler Pack: 80-165'

Grout: 6-80'

Screen

Length: 10' Diameter: 4"
Type: pvc wop
Slot: .030
Area of Screen: 173-183'
Pack: 165-185'
Type of Pack: "B"

Chemical Analysis

Total Chlorides _____
Sodium: _____
Hardness: _____
Nitrates: 1.1 ppm
Bacteria: _____
Iron: _____

Lat. Degrees 0 Minutes 0 Seconds 0

Long. Degrees 0 Minutes 0 Seconds 0

State sent 6/28/01

CTY/TN LANCASTER / HIGHLAND

T.N. 8 R.E. 5 SECT. 25

Reg G-128026 6/17/04

REPORT OF ANALYSIS

624 Peach Street
Lincoln, NE 68502

Tel: 402-476-2811
www.ag.ndsharris.com

Sample Of

Water

Submitted By

Moser Well Co
PO Box 308

Hickman, NE 68372

Submitted For

TODD & DIANE WENDELIN

Analysis Date	Date Reported	Samples Will Be Stored Until	Laboratory No.
14-Mar-06	16-Mar-06		6701430

REPORT OF ANALYTICAL RESULTS

Client Sample Identification	Analysis	Result
1		
	Water pH	7.2
	Hardness	345 ppm
	Bicarbonate	466.0 ppm
	Carbonate	0 ppm
	Electrical Conductivity	0.88 mmhos/cm
	Total Dissolved Salts	563 ppm
	Sodium	54 ppm
	Calcium	92 ppm
	Magnesium	28 ppm
	Potassium	5 ppm
	Sulfate	88 ppm
	Nitrate-N	2.15 ppm
	Chloride	19 ppm
	Boron	0.10 ppm
	Phosphate	0.1 ppm
	Manganese	0.01 ppm
	Iron	0.01 ppm

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb	DATE: April 17, 2006
DEPARTMENT: Planning	FROM: Chris Schroeder
ATTENTION:	DEPARTMENT: Health
CARBONS TO: EH File EH Administration	SUBJECT: Wendelin Estates 1 st Addition SP #06028 CZ #06022 PP #06005

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- The developer has adequately addressed drinking water issues. Water reports provided by Moser Well Drilling indicate ample water of good quality and quantity is available. Home owners may chose to provide additional water treatment.
- Extensive areas of Pawnee soil exists on the proposed development. Pawnee soil is not well suited for standard septic systems as a method for on-site wastewater treatment. Lagoons are the most suitable method for wastewater treatment in this soil. The developer has confirmed that 3 net acres are available on each lot in the event that lagoons are required for on-site wastewater treatment.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

APR 13 2006

April 12, 2006

Mike Dekalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: Wendelin Estates 1st Addition

Dear Mike,

I have reviewed the subject plat and see easements in place as we would hope. We have no further issues with the plat.

As always, I appreciate your consideration.

Sincerely,

Rick Volmer, Staking Engineer

Interdepartmental Communication

To: Mike Dekalb

Date: April 11, 2006

Department: Planning Department

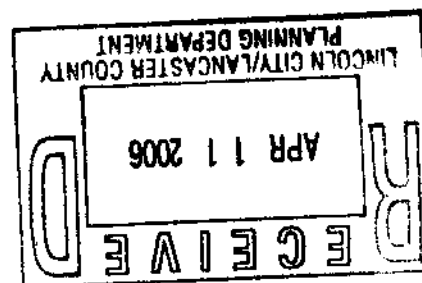
From: Lana Tolbert

Regarding: Wendelin Estates 1st Addition

Department: Building and Safety

At your request the Department of Building and Safety has completed its review of the plans submitted for Wendelin Estates 1st Addition. According to the Flood Insurance Rate Map a portion of the site is located in an A zone where base flood elevations have not been determined. Therefore, the Department of Building and Safety submits the following for your consideration:

1. Part of the proposed development is within the FEMA 100-year floodplain where no base flood elevations have been determined. A detailed study should be completed to determine the base flood elevations and the new flood boundaries delineated on the plat.
2. Lots or portions of lots within floodplain areas should note a lowest finished floor elevation requirement a minimum of one foot above the base flood elevation.
3. Before site development begins contact should be made with the Army Corps of Engineers regarding the possible requirement of a section 404 permit.
4. Before site development begins contact should be made with the Department of Building and Safety and a Flood Plain Development Permit issued.



Lancaster

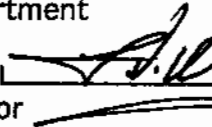
County

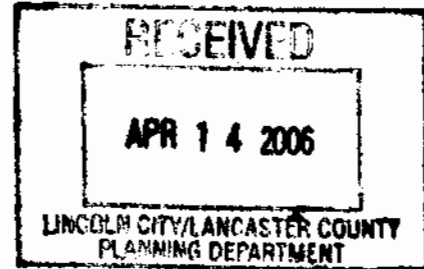
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- **LARRY V. WORRELL**
COUNTY SURVEYOR

DATE: April 12, 2006
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: WENDELIN ESTATES 1ST ADDITION



Upon review, this office would offer the following comments:

- 1) Revise *General Note #6* to reflect radius of 50 foot at SW 66th Street and West Sprague Road.
- 2) *General Note #7* shall be revised so that 22' Type III barricades shall be Installed at each temporary dead end.
- 3) Developer shall notify all potential property owners they will be required to mow the public ROW and keep the ROW free of trees and ornate decorations.
- 4) The culvert for drainage area A is oversized. The computed headwater is 1.8 feet for 36" pipe. Also there is not sufficient headroom for this size pipe under the road.
- 5) The culvert for drainage area C shall be designed for a 25 year storm since it is over 100 acres.
- 6) The culvert for drainage areas D, G and J is too small. The minimum size for culverts under roadways is 24"
- 7) Each lot will be allowed only one residential access.
- 8) The radius for the cul-de-sacs is not shown for both the right-of-way line and the edge of surfacing.
- 9) A flood plain study shall be completed to determine 100 year water surface elevations and minimum opening elevations on adjacent lots.

- 10) The asphalt surfacing shall be 7" thick and shall be Type SPL. Subgrade testing shall be completed and accepted prior to laying asphalt. This office shall be notified prior to laying asphalt. Asphalt tests shall be completed after construction.
- 11) The maximum profile grade is 7.0%. There are two profile grades that exceed 7.0%.
- 12) The approach grade of Glenrose Ridge to SW 62nd Street is too steep. A maximum grade of 3% should be used.
- 13) The approach grade of Leealan Lane to SW 62nd Street and to SW 66th Street is too steep. A maximum grade of 3% should be used.
- 14) The approach grade of SW 67th Street and SW 67th Circle to Leealan Lane is too steep. A maximum grade of 3% should be used.
- 15) The developer is required to place permanent survey control monuments on all centerline points after asphalt construction.